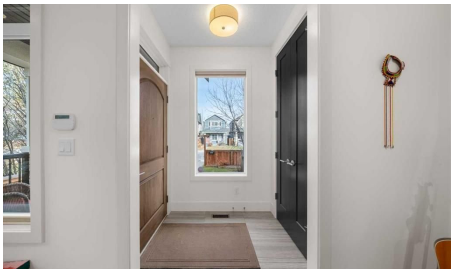
8535 47 Avenue NW

Calgary | Active | MLS® A2358043

$819,900









Bedrooms	Bathrooms	Year Built	Living area
3	4	2015	1,751 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Solutions

A closer look

WELCOME TO 8535 47 AVENUE NW, IN THE HEART OF BOWNESS! Just steps from Bowness Park and the Bow River, this beautifully designed custom home offers the perfect balance of modern comfort, thoughtful luxury, and the unmistakable charm of Bowness. Offering nearly 2,500 sq. ft. of developed living space, this stunning 3-bedroom, 3.5-bathroom home is filled with natural light, vaulted ceilings, and beautiful built-ins throughout. The open-concept main floor features rich hardwood flooring, a gorgeous three-sided gas fireplace, and a spacious living area with custom cabinetry. The kitchen offers timeless white cabinetry, granite countertops, stainless steel appliances, and a generous dining area perfect for gathering with family and friends.

Upstairs, you'll find two spacious bedrooms, each with its own private ensuite featuring heated floors. The impressive primary retreat offers beautiful built-ins, a cozy gas fireplace, and a luxurious ensuite complete with a skylight that fills the space with natural light. Convenient upper-level laundry adds to the home's thoughtful layout.

The fully developed basement offers even more room to enjoy, with a spacious recreation area, wet bar, third bedroom, and full bathroom. Heated floors in every bathroom and a tankless hot water system are just a few of the thoughtful features that make this home so comfortable.

Outside, enjoy a sunny, south-facing, low-maintenance backyard, a fenced front yard, and a double detached garage. A front gate is also available for buyers wishing to reinstall it.

Located on desirable 47 Avenue, you're within walking distance of Bowness Park, the Bow River, beautiful pathways, schools, playgrounds, and the local shops and restaurants that give this community its unmistakable small-town charm. Beautifully designed, thoughtfully finished, and surrounded by everything that makes Bowness special. Welcome home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358043
Bedrooms	3
Bathrooms	4
Year Built	2015
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,751 sq. ft.
Below Grade Finished Area:	736 sq. ft.
Acreage:	No
Lot Area:	3,003 sq. ft.
Lot Frontage:	24'11"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	5
Year built:	2015 (Age: 11)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	1510261
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas, Three-Sided
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Inclusions:	TV in master bedroom
Restrictions:	None Known
Main Floor	Dining Room · 14'9" × 12'3" ·
Main Floor	Kitchen · 15'6" × 14'8" ·
Main Floor	Living Room · 17'10" × 14'5" ·
Main Floor	Mud Room · 7'5" × 6'8" ·
Upper Level	Bedroom · 12' × 11'8" ·
Upper Level	Laundry · 7'5" × 5'11" ·
Upper Level	Bedroom - Primary · 19'4" × 15'10" ·

Basement	Bedroom · 14'10" × 12'5" ·
Basement	Game Room · 19'3" × 14'10" ·
Basement	Furnace/Utility Room · 8'1" × 7'5" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Other, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C2
Listed Date:	Nov 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8535-47-avenue-nw-calgary-a2358043/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality

of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.